

Sec. 94-127. - Residence R-3 apartment district.

- (a) *Intent.* This district is intended to provide for areas of residential use with a gross density of seven to twenty-four dwelling units per acre. This district provides for single-family, two-family, apartments, condominiums, townhouses, fraternities and sororities and supportive community facilities such as schools, parks, churches and community and public buildings.
- (b) *Scope of regulations.* The regulations set forth in this section or set forth elsewhere in this chapter, when referred to in this section, are the district regulations of the Residence R-3 apartment district.
- (c) *Permitted uses.*
 - (1) Single-family dwelling including accessory uses incidental thereto, such as private garages, parking areas, etc.
 - (2) Two-family dwelling including accessory uses incidental thereto, such as private garages, parking areas, etc.
 - (3) Single-family zero-feet side yard dwelling.
 - (4) Apartment or condominium.
 - (5) Townhouse.
 - (6) Fraternity and sorority.
 - (7) Family day care.
- (d) *Permitted special uses.* A building or premises may be used for the following purposes in conformance with the conditions prescribed herein:
 - (1) All permitted special uses and conditions as stated in section 94-124(d) (R-1A).
 - (2) All permitted special uses and conditions as stated in section 94-126 (R-2), excluding single-family zero-feet side yard dwelling .
 - (3) Day care facility.
 - a. A four-foot high transparent fence shall be constructed between the play area and the street if the play area is adjacent to any arterial or collector street.
 - b. A safe pick-up and drop-off area shall be provided.
 - (4) Retirement or nursing home.
 - a. Parking areas shall be screened from adjacent residential properties by a four-foot high fence or equivalent landscaping.
 - (5) Group home.
 - a. Applicants shall provide statements as to the type of supervision the home will have.
 - (6) Domestic abuse shelter.
 - a. All parking shall be provided on the premises.

(e) *Conditional uses.*

- (1) Public recreation facility.
- (2) Nonmunicipal library, museum, art gallery, community center, private club or lodge.
- (3) Major home occupation.
- (4) Vocational or trade school.
- (5) Office.
- (6) Bed and breakfast.

(f) *Density, area, yard and height regulations.* The R-3 district regulations are as follows:

	Per Unit Density Sq. Ft.	Min. Lot Area Sq. Ft.	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Height
Single-family dwelling		6,000	50 feet	20 feet	7 feet	25 feet	35 feet
Two dwelling units		8,400	65 feet	20 feet	7 feet	25 feet	35 feet
Single-family attached 0 feet side yard							
2 units		9,600	75 feet	20 feet	0 feet or 7 feet on nonparty wall	25 feet	35 feet
3 units		12,000	90 feet	20 feet	0 feet or 7 feet on nonparty wall	25 feet	35 feet

4 units		14,000	105 feet	20 feet	0 feet or 7 feet on nonparty wall	25 feet	35 feet
Apts., condominiums, townhouses* (3 or more units)	1,815**	10,000	75 feet	20 feet	7 feet***	25 feet	45 feet
Other allowable uses		6,000	50 feet	20 feet	7 feet***	25 feet	45 feet

*Parking lots shall be screened from single-family and two-family residential uses according to section 94-401.

**A maximum of 24 dwelling units per acre shall be allowed.

***The side yard will be required to be increased to ten feet if the building is three or more stories in height.

Density per family requirements shall not apply to dormitories, fraternities, sororities, nursing homes or other similar group quarters where no facilities are provided in individual rooms.

- (g) *Accessory uses.* Accessory uses and building permitted in the R-3 district are buildings and uses customarily incidental to any of the permitted uses in the district.
- (h) *Parking regulations.* Parking, loading and stacking within the R-3 district shall be in conformance with the regulations set forth in division 4 of article VI of this chapter.
- (i) *Sign regulations.* Signs within the R-3 district shall be in conformance with the regulations set forth in division 5 of article VI of this chapter.
- (j) *Other regulations.* Development within the R-3 district shall be in conformance with the regulations set forth in article II of this chapter.

(Ord. No. 21-03, 8-26-2003; Ord. No. 01-08, § I, 2-12-2008; Ord. No. 17-034, § 2, 1-9-2018)